

Town of Groton - Assessor's Office
Mini-Storage Warehouse
Income and Expense Survey for Calendar Year 2019
Due on or before June 1, 2020

Information provided is CONFIDENTIAL, in accordance with Connecticut Law.

Property Name:
 Property Address/Pin
 Form Preparer/Title: _____
 Telephone Number: _____

General Data

Total # Units: _____

Number of Detached Buildings (please check one):

One ☐

Two ☐

Three ☐

More than three ☐

Services Provided (check all that apply):

On-site Management ☐

24-hour access ☐

Independent Entry ☐

Assisted Entry ☐

Total Storage Bay Area (GBA): _____ s.f. Office Area: _____ s.f.

Residence / Apartment Area: _____ s.f.

You may attach a copy of your Annual Operating Statement and Rent Roll in lieu of completing the reverse side.

Please provide a copy of your configurations and rents for storage bays at this property, or complete the table below:

Bay Size (change as necessary)	Number of Bays	Monthly Rent	Total Monthly Rent/Unit Type
4' x 4' x ht			
5' x 5' x ht			
8' x 8' x ht			
10' x 10' x ht			
10' x 12' x ht			
15' x 15' x ht			
20' x 20' x ht			
25' x 25' x ht			
30' x 30' x ht			
Vehicular Spaces			
Boat Storage			
Other			

Please Select Utilities Included: Electric – Y/N Heat – Y/N A/C – Y/N
 Mini-Storage Warehouse con't:

Potential Annual Gross Income¹

\$ _____

Vacancy and Collection Loss (Annualized):

\$ _____

Effective Gross Income²

\$ _____

Annual Operating Expenses:

Real Estate Taxes

\$ _____

Tangible Personal Property Taxes

\$ _____

Insurance

\$ _____

Administrative / Legal / Accounting Fees

\$ _____

Repairs and Maintenance

\$ _____

Management Fees

\$ _____

Utilities

\$ _____

Total Operating Expenses

\$ _____

Net Operating Income (Total Income less Total Op. Expenses)

\$ _____

Yes

No

☐☐

Do any of the figures include capital expenditures or extraordinary costs that vary from typical operating expenses? If yes, please explain:

Please attach comments or other information on a separate page.

Signature / Title_____
Date_____
Name (print)_____
Telephone¹ This figure should reflect the potential revenue for the calendar year 2019, if all bays were fully rented.² This figure should reflect the actual rental revenue for the calendar year 2019, reflecting vacancy and collection loss.